

120.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

945,500 / 945,500

USE VALUE:

945,500 / 945,500

ASSESSED:

945,500 / 945,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
283		RIDGE ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	PERRON DANIEL J & LAUREN B	
Owner 2:		
Owner 3:		

Street 1:	283 RIDGE ST
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
StProv:	
Postal:	

NARRATIVE DESCRIPTION	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
StProv:	
Postal:	

SALES INFORMATION	TAX DISTRICT	Parcel ID	PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

ROSSELLI ANNA	27601-455	8/22/1997	261,000	No	No	Y

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	3	Below Stree	
s				Street			
t				Gas:			

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2009	544	Inter Fi	35,349	C					FIT UP NEW 2ND FLO	10/4/2018	MEAS&NOTICE	BS	Barbara S
4/29/2009	284	Addition	73,000		G10	GR FY10			2nd floor shell ad	3/2/2010	Info Fm Prmt	BR	B Rossignol
6/9/2006	444	Redo Kit	12,000		G8	GR FY08			VINYL OVER ASBESTO	4/16/2009	Meas/Inspect	189	PATRIOT
8/8/2003	693	Siding	10,000							11/8/2005	Fieldrev-Chg	BR	B Rossignol
										3/11/2004	External Ins	BR	B Rossignol
										3/16/2000	Inspected	276	PATRIOT
										2/15/2000	Measured	268	PATRIOT
										1/1/1982		CM	

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA
		/ / / /

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8972		Sq. Ft.	Site		0	70.	0.77	4										482,410						482,400	

Total AC/Ha: 0.20597

Total SF/SM: 8972

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 482,410

Spl Credit

Total: 482,400

apro

2021

Total Card / Total Parcel

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500 / 945,500

945,500

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 6 - Colonial				Full Bath: 2	Rating: Good			OF=SINK IN BMT. SHED=VINYL.																			
Sty Ht: 2 - 2 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:		%		OthrFix: 1	Rating: Average																						
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																						
Color: BEIGE				A Kits:	Rating:																						
View / Desir:				Fpl: 1	Rating: Good																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C - Average				CONDOS INFORMATION																							
Year Blt: 1957	Eff Yr Blt:			Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct: G11		Fact: .		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Functional:				No Unit	RMS	BRS	FL																
Prim Int Wall: 1 - Drywall				Economic:				1	8	4	M																
Sec Int Wall:		%		Special:																							
Partition: T - Typical				Override:				Totals																			
Prim Floors: 3 - Hardwood				Total:	18.6	%		1	8	4																	
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES				SUB AREA															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL														
Subfloor:				Size Adj.: 1.00449014									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar: 1				Const Adj.: 0.99989998									FFL	First Floor	1,506	125.550	189,076										
Electric: 3 - Typical				Adj \$ / SQ: 125.549									BMT	Basement	1,456	54.800	79,792	BMT	100	RRM		70	A				
Insulation: 2 - Typical				Other Features: 114750									SFL	Second Floor	1,456	125.550	182,799										
Int vs Ext: S				Grade Factor: 1.00									WDK	Deck	149	12.710	1,894										
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																							
Heat Type: 3 - Forced H/W				NBHD Mod:																							
# Heat Sys: 1				LUC Factor: 1.00																							
% Heated: 100		% AC:		Adj Total: 568311																							
Solar HW: NO		Central Vac: NO		Depreciation: 105706																							
% Com Wall		% Sprinkled:		Depreciated Total: 462605																							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																			
Make:																											
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00		Before Depr: 125.55																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y	1	7X7	A	AV	2006	0.00	T	10.4	101															
19	Patio	D	Y	1	12X12	A	AV	1980	4.85	T	31.2	101				500		500									
More: N	Total Yard Items:	500	Total Special Features:		Total:	500																					
PARCEL ID				120.0-0006-0002.0																IMAGE							
AssessPro Patriot Properties, Inc																											